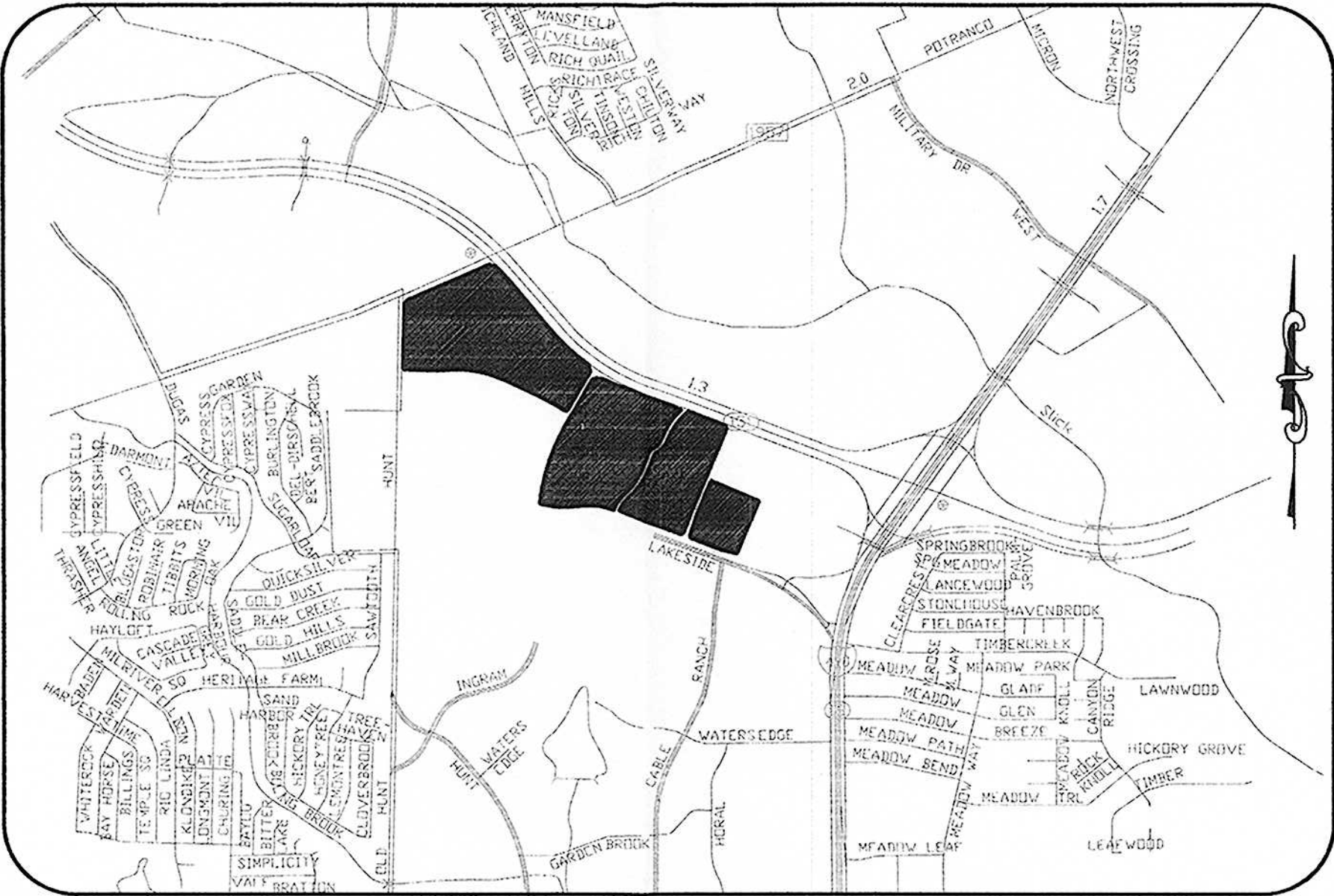


MONTERREY VILLAGE
MPCD #07-08-001

RECEIVED
08 AUG -8 PM 4:02
LAND DEVELOPMENT
SERVICES DIVISION

MASTER PLANNED COMMUNITY DISTRICT PLAN



PROJECT LOCATION MAP

APPROVED: *[Signature]*
Date: 7/23/08
Ord # 2007-01-04-0036

[Signature]
8-01-2008

THIS MASTER DEVELOPMENT PLAN OF MONTERREY VILLAGE HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING COMMISSION, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____, A.D., _____.

BY: _____
PLANNING COMMISSION CHAIRMAN

BY: _____
PLANNING COMMISSION SECRETARY

OWNER/SUBOWNER:
ODYSSEY INVESTMENTS LLC dba BEKAR ODYSSEY INVESTMENTS LLC
THE GENERAL PARTNER OF CARLTON HOLDINGS LP
1650 TYSONS BOULEVARD, STE. #950
MCLEAN, VIRGINIA 22102
(703) 748-7432

DEVELOPER/OWNER:
CARLTON HOLDINGS dba BEKAR ODYSSEY
1650 TYSONS BOULEVARD, STE. #950
MCLEAN, VIRGINIA 22102
(703) 748-7432



12000 STARCREST, SUITE 107
STEPHEN G. COOK ENGINEERING, INC. SAN ANTONIO, TEXAS 78247-4117
REGISTERED LAND SURVEYORS 210/481-2533 * FAX: 210/481-2150
WWW.SGCE.NET

PHASING BREAKDOWN

PHASING PLAN	COMMERCIAL (ACREAGE)	MULTIFAMILY RESIDENTIAL (# OF UNITS)	OPEN SPACE (ACREAGE)
I	4.591 AC.	—	0.638 AC.
II	—	250	4.195 AC.
III	6.142 AC.	—	1.991 AC.
IV	7.534 AC.	—	0.674 AC.
V	2.555 AC.	250	5.624 AC.
VI	0.866 AC.	250	4.357 AC.
VII	6.278 AC.	—	2.736 AC.
VIII	23.215 AC.	—	3.731 AC.
IX	10.125 AC.	700	5.592 AC.
X	14.704 AC.	600	5.781 AC.
XI	—	150	3.961 AC.
XII	10.307 AC.	—	2.102 AC.
XIII	6.985 AC.	—	6.985 AC.

LAND USE TOTALS

COMMERCIAL	73.879
MULTIFAMILY RESIDENTIAL	83.040
OPEN SPACE	46.016
TOTAL	202.935

*MAX. RESIDENTIAL DENSITY 45 UNITS PER AC.

LAND USE CATEGORIES

PHASING PLAN	ACREAGE	LAND USE DESIGNATION	PROP. ZONING	DENSITY (UNITS PER ACRE)
Ia	3.953	COMMERCIAL	MPCD	—
Ib	0.638	OPEN SPACE	MPCD	—
IIa	14.359	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE
IIb	4.195	OPEN SPACE	MPCD	—
IIIa	3.936	COMMERCIAL	MPCD	—
IIIb	2.206	OPEN SPACE	MPCD	—
IVa	6.860	COMMERCIAL	MPCD	—
IVb	0.674	OPEN SPACE	MPCD	—
Va	14.511	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE
Vb	2.203	COMMERCIAL	MPCD	—
Vc	5.624	OPEN SPACE	MPCD	—
VIa	13.681	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE
VIb	4.357	OPEN SPACE	MPCD	—
VIIa	0.866	COMMERCIAL	MPCD	—
VIIb	3.542	COMMERCIAL	MPCD	—
VIIIa	2.736	OPEN SPACE	MPCD	—
VIIIb	19.484	COMMERCIAL	MPCD	—
VIIIc	3.731	OPEN SPACE	MPCD	—
IXa	10.125	COMMERCIAL	MPCD	—
IXb	16.625	MULTIFAMILY RESIDENTIAL	MPCD	45 UNITS PER ACRE
IXc	3.891	OPEN SPACE	MPCD	—
Xa	14.705	COMMERCIAL	MPCD	—
Xb	15.937	MULTIFAMILY RESIDENTIAL	MPCD	45 UNITS PER ACRE
Xc	4.916	OPEN SPACE	MPCD	—
XIa	7.927	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE
XIb	3.961	OPEN SPACE	MPCD	—
XIIa	8.205	COMMERCIAL	MPCD	—
XIIb	2.102	OPEN SPACE	MPCD	—
XIII	6.985	OPEN SPACE	MPCD	—

NOTES:

1. THIS MPCD IS ASSOCIATED WITH WESTLAKES #60.
2. A PORTION OF THE PROPOSED MPCD PLAN IS LOCATED IN THE GC-2 DISTRICT AND MUST COMPLY WITH THE HWY 151 GATEWAY CORRIDOR DISTRICT PLAN.
3. ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
4. SIDEWALKS SHALL BE INSTALLED PER UDC STANDARDS, SECTION 35-506 (Q).
5. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.
6. NO NEW COLLECTOR OR ARTERIAL ROADWAYS WILL BE CREATED IN RELATION TO THIS PROJECT.

PHASING BREAKDOWN

PHASING PLAN	COMMERCIAL (ACREAGE)	MULTIFAMILY RESIDENTIAL (# OF UNITS)	OPEN SPACE (ACREAGE)
I	3,953 AC.	—	0.638 AC.
II	—	250	4,195 AC.
III	3,936 AC.	—	2,206 AC.
IV	6,860 AC.	—	0.674 AC.
V	2,203 AC.	250	5,624 AC.
VI	0.866 AC.	250	4,357 AC.
VII	3,542 AC.	—	2,736 AC.
VIII	19,484 AC.	—	3,731 AC.
IX	10,125 AC.	700	3,891 AC.
X	14,705 AC.	600	4,916 AC.
XI	—	150	3,961 AC.
XII	8,205 AC.	—	2,102 AC.
XIII	—	—	6,985 AC.

LAND USE TOTALS

COMMERCIAL	73,879
MULTIFAMILY RESIDENTIAL	83,040
OPEN SPACE	46,016
TOTAL	202,935

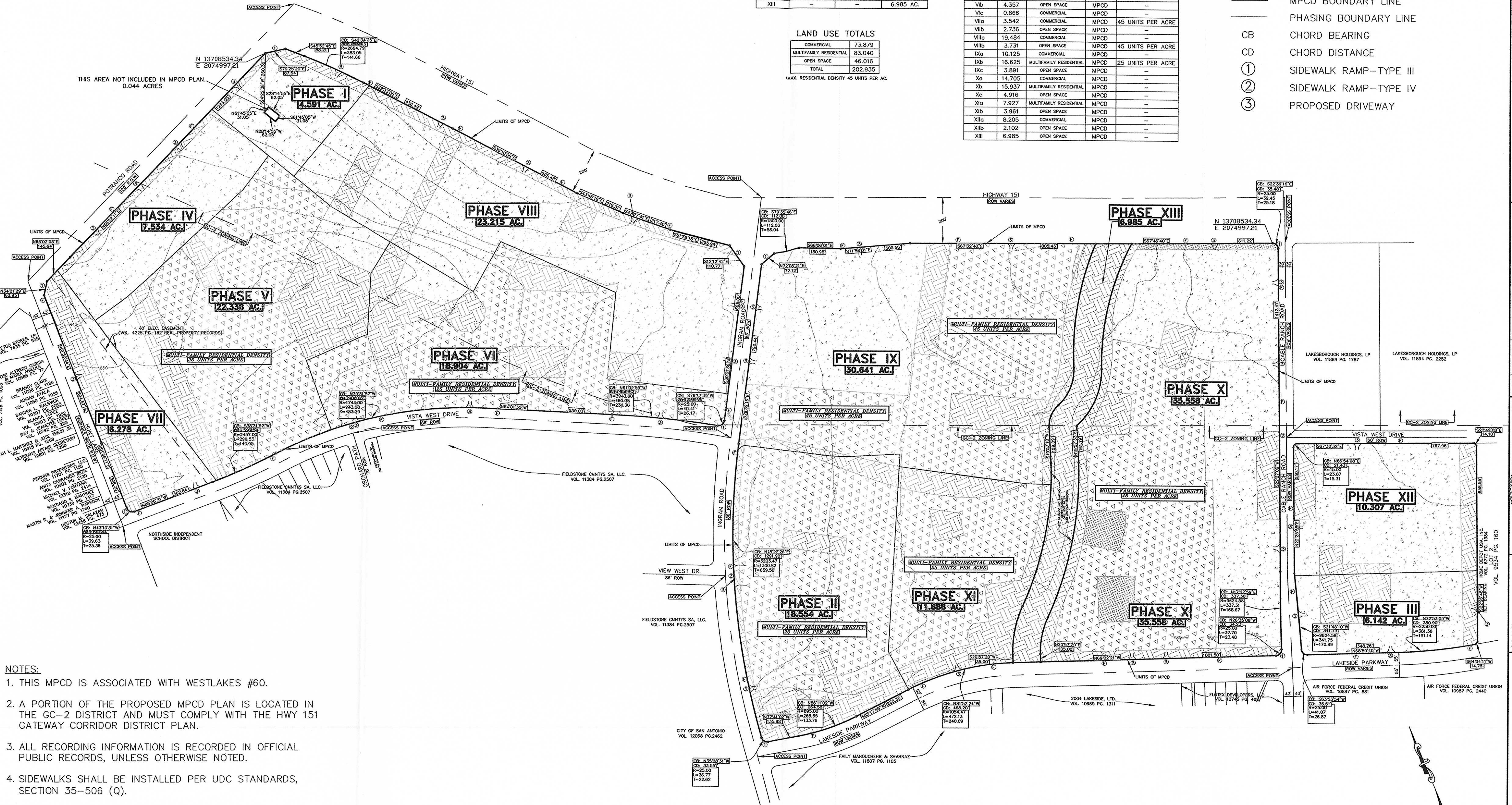
*MAX. RESIDENTIAL DENSITY 45 UNITS PER AC.

LAND USE CATEGORIES

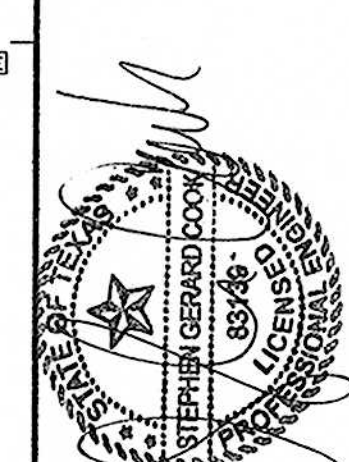
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Ia	3,953	COMMERCIAL	MPCD	—
Ib	0.638	OPEN SPACE	MPCD	—
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IXc	3,891	OPEN SPACE	MPCD	—
Xa	14,705	COMMERCIAL	MPCD	—
Xb	15,337	MULTIFAMILY RESIDENTIAL	MPCD	—
Xc	4,916	OPEN SPACE	MPCD	—
XId	7,927	MULTIFAMILY RESIDENTIAL	MPCD	—
XIb	3,961	OPEN SPACE	MPCD	—
XIIa	8,205	COMMERCIAL	MPCD	—
XIIb	2,102	OPEN SPACE	MPCD	—
XIII	6,985	OPEN SPACE	MPCD	—

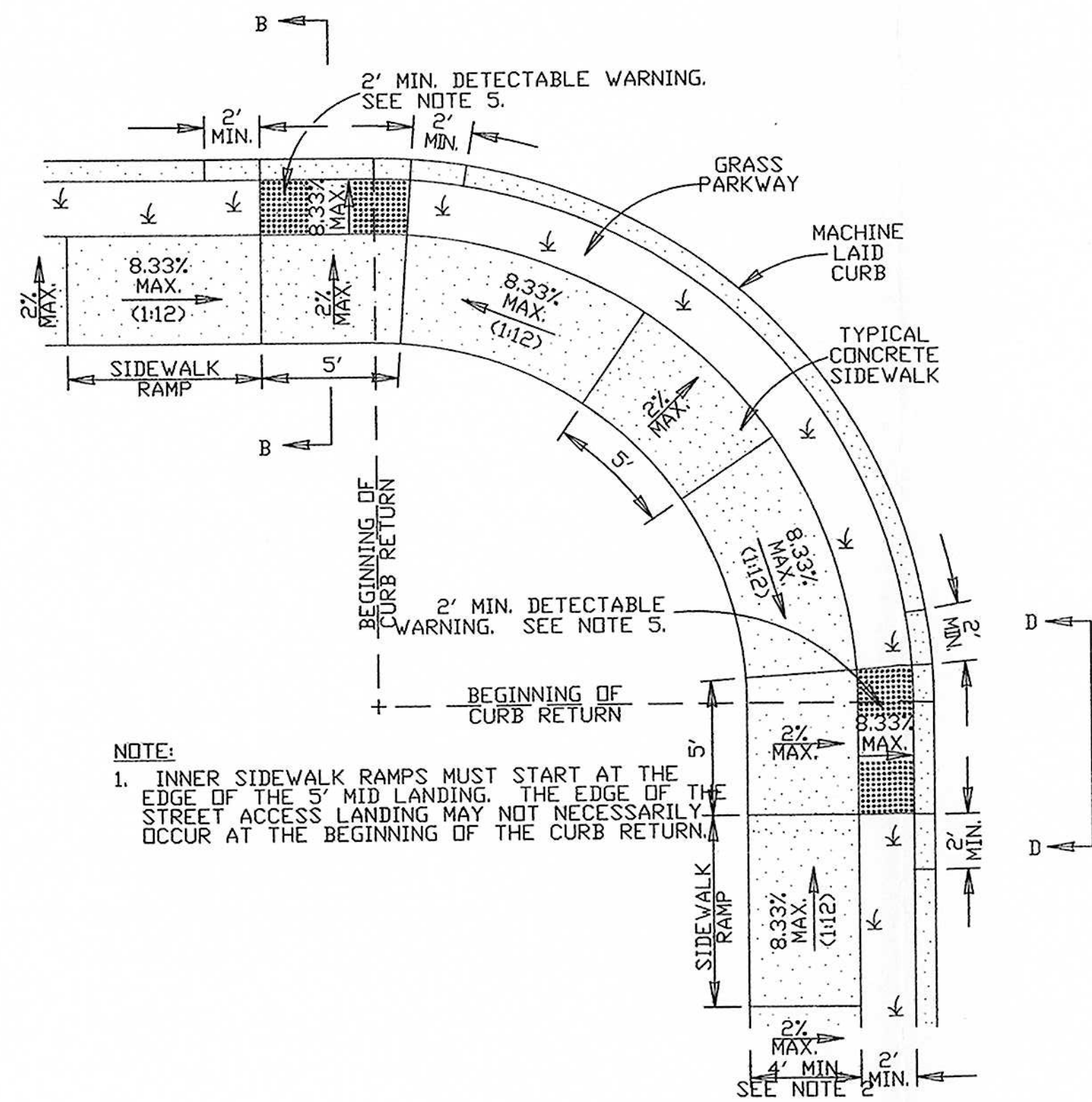
LEGEND

- PROPOSED OPEN SPACE
- PROPOSED MULTIFAMILY RESIDENTIAL
- PROPOSED COMMERCIAL
- PROPOSED FIRE HYDRANT
- MPCD BOUNDARY LINE
- PHASING BOUNDARY LINE
- CHORD BEARING
- CHORD DISTANCE
- SIDEWALK RAMP-TYPE III
- SIDEWALK RAMP-TYPE IV
- PROPOSED DRIVEWAY

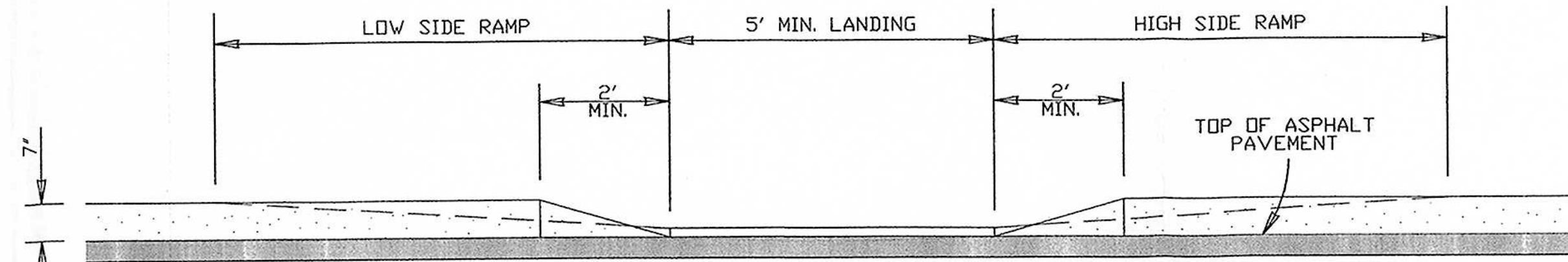


NO.	DATE	COMMENTS

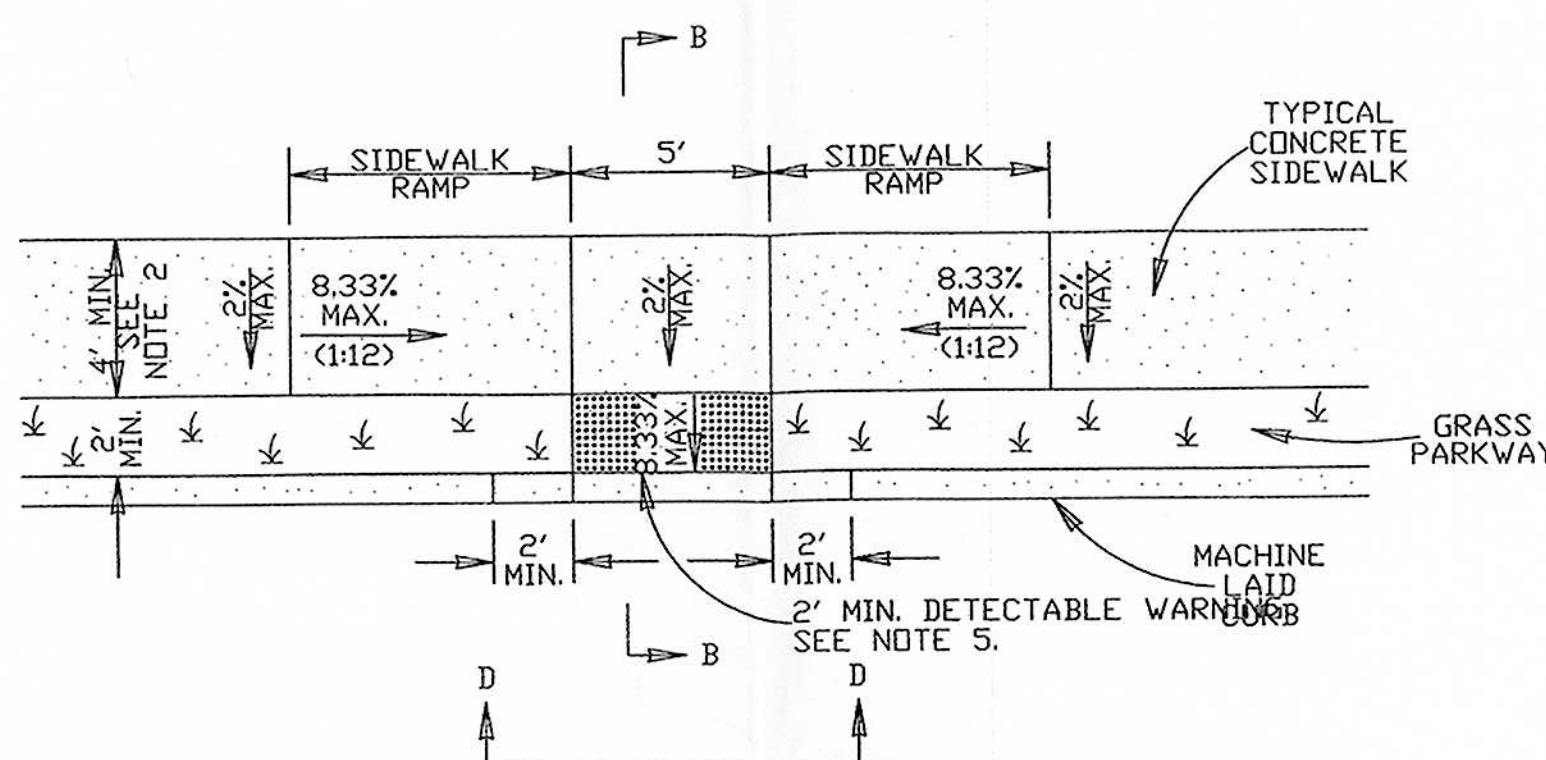




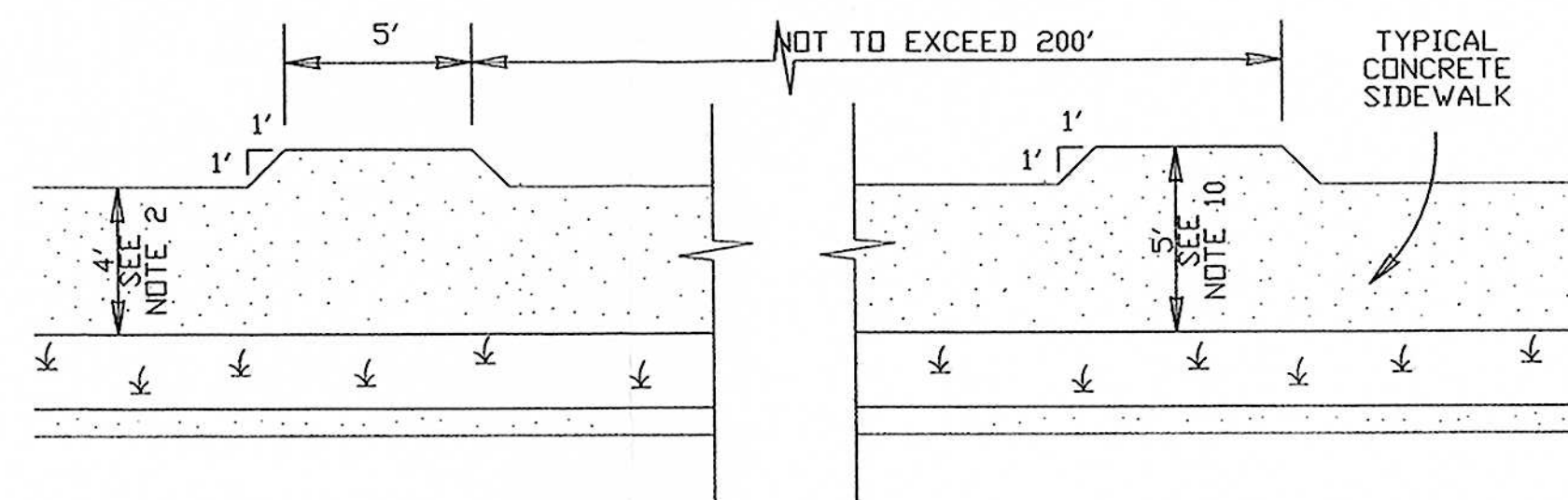
TYPICAL SIDEWALK RAMP - TYPE III
SIDEWALK SEPARATED FROM CURB
NOT TO SCALE



SECTION D-D
CURB PROFILE WHERE SIDEWALK IS SEPARATED FROM CURB
NOT TO SCALE



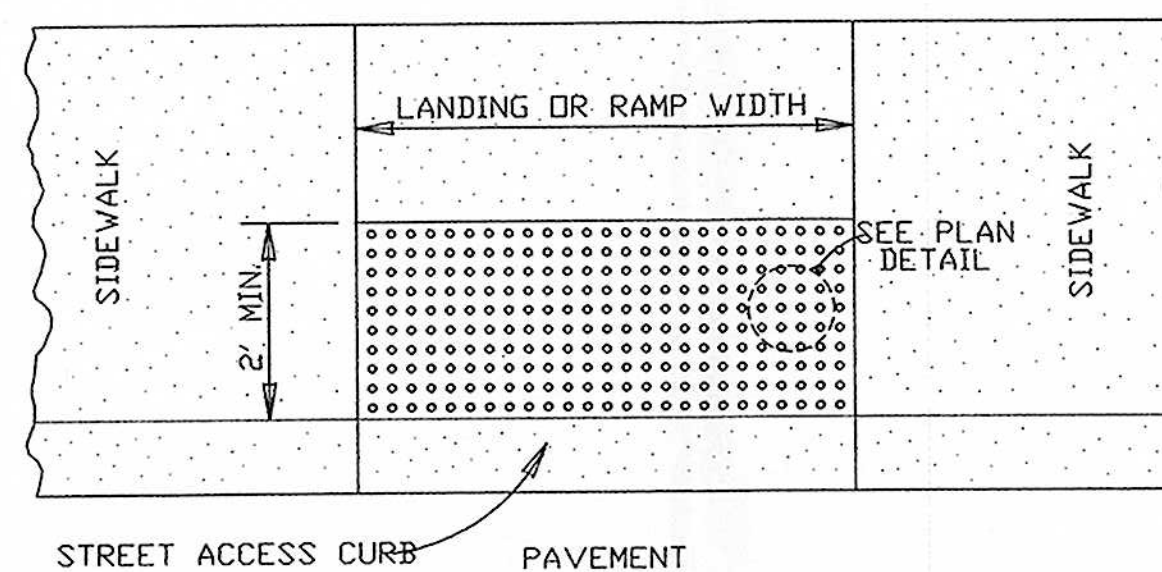
TYPICAL SIDEWALK RAMP - TYPE IV
USED AT TEE INTERSECTIONS WHERE SIDEWALK IS SEPARATED FROM CURB
NOT TO SCALE



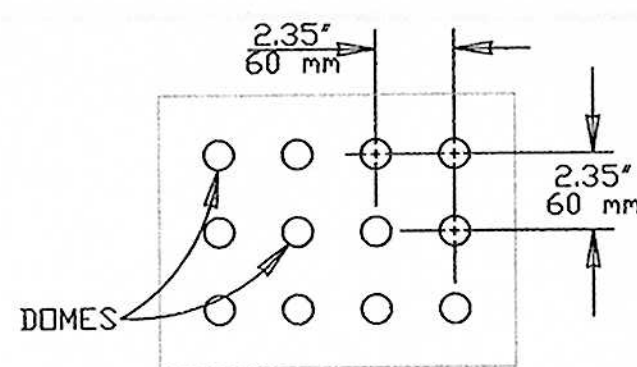
SIDEWALK PASSING SPACE
NOT TO SCALE

GENERAL NOTES

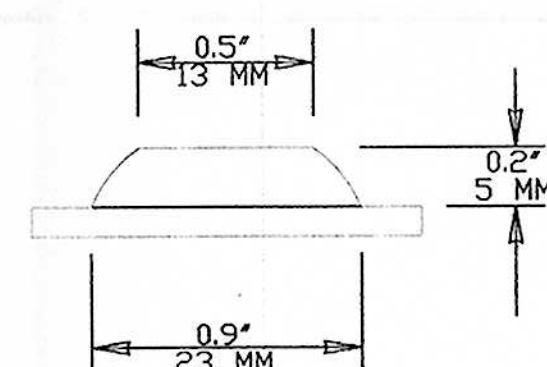
- WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE, ALLOWING A MINIMUM OF 1 FOOT BUFFER. DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
- FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
- FOR OTHER THAN LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
- SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
- ALL CURB-RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23 MM), A HEIGHT OF NOMINAL 0.2 INCHES (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 MM).
- DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
- SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I OR TYPE III RAMPS.
- CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS "500 - CONCRETE CURBING", "501 - MACHINE LAID CURB" AND / OR "502 - CONCRETE SIDEWALKS", RAMP SURFACE SHALL BE BRUSH FINISHED.
- THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
- SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.
- WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4' CLASS "A" CONCRETE AND 2" GRAVEL, CRUSHED ROCK OR FLEXIBLE BASE MATERIAL.
- REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.V. OR 6" x 6" - W2.9 x W2.9 WIRE MESH.
- SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY, ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
- SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DESIGNED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 2.67% (I.E. 8.33% (-2.67%)=11%). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
- IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
- ADA COMPLIANCE IN ALTERATIONS INCLUDE ONLY THAT WORK WITHIN THE LIMITS, BOUNDARIES OR SCOPE OF A PLANNED PROJECT.



DETECTABLE WARNING AREA
NOT TO SCALE



PLAN DETAIL
NO SCALE



DOME SECTION
NO SCALE

NOTE:
STAMPED CONCRETE TRUNCATED DOMES WILL NOT BE ALLOWED TO BE USED FOR DETECTABLE WARNING ON WHEELCHAIR RAMPS. CONTRACTOR MUST SUBMIT TRUNCATED DOME INFORMATION THAT IS TO BE USED ON WHEELCHAIR RAMPS TO THE PROJECT MANAGER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.

GUTTER SLOPE	TABLE 1 (SEE NOTE 4) SIDEWALK RAMP LENGTH (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"



City of San Antonio

Department of Development Services

July 23, 2008

Mr. Stephen Cook, P.E.

Stephen Cook Engineering, Inc.
12000 Stracrest Dr. Ste. 107
San Antonio, TX 782247

Re: Monterry Village

MPCD # 07-08-001

Dear Mr. Cook:

The Master Plan Community District (MPCD) was accepted by the City Council of the City of San Antonio on January 4, 2007 by Ordinance # 2007-01-04-0036. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

In consideration of public safety convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

Development of the property within the MPCD District shall be in accordance with the MPCD Site Plan that is provided however, rezoning shall not be required for the approval of a minor change to the MPCD site Plan as defined in UDC section 35-345.

All provisions of chapter 35 except those expressly amended by this Ordinance # 2007-01-04-0036 shall remain in full force and effect including the penalties for violations as made and provided for in UDC section 35-491.

Should you need further assistance, please contact Robert Lombrano at (210) 207-5014.

Sincerely

A handwritten signature in dark ink, appearing to read "F. De Leon".

Fernando J. De Leon, P.E.
Assistant Director Development Services Department
Land Development Division

AN ORDINANCE 2007-01-04-0036

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 186.526 acres out of NCB 15329 and NCB 15849, and 16.453 acres out of NCB 15359 from "C-3" General Commercial District and "I-1" General Industrial District to "MPCD" Master Planned Community District.

Portions of this property are located within the Gateway Corridor Overlay District-2 (GC-2) but this ordinance shall not alter or remove the overlay boundaries.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council approves the Master Planned Community District so long as the attached site plan is adhered to. The site plan is attached as Exhibit "B" and made a part hereof and incorporated herein for all purposes.

SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This Ordinance shall become effective on January 14, 2007.

PASSED AND APPROVED this 4th day of January, 2007.

ATTEST:

Leticia M. Viced
City Clerk

Phil Hardberger
M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM:

Daron Stein
For City Attorney

Area Breakdown

Commercial	73.923 acres
Multi-Family Residential	83.04 acres
Open Space	46.016 acres
Total	202.979 acres
Maximum Residential Density	45 units / acre

